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SPECIAL ASSUMPTION WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, pursuant to the Judgment of Divorce entered on the 30th day of January, 2013, by the Chancery Court of DeSoto County, Mississippi in cause number 12-cv-816(PL) styled Carla Renee (Carter) Joyner, Plaintiff/Counter-Defendant vs. John Franklin Joyner, Defendant/Counter-Plaintiff, the receipt and sufficiency of all of which is hereby acknowledged, we

John F. Joyner
Carla Renee (Carter) Joyner
824 Cloverleaf
Southaven, MS 38671
(C) 901-262-5045
(W) 901-399-3280
Grantors,

do hereby sell, convey, and warrant unto

John F. Joyner
824 Cloverleaf
Southaven, MS 38671
(H)662-349-3735
(W) 901-595-3390
Grantee

the house and lot lying and being situated in the City of Southaven, DeSoto County, Mississippi, described as follows, to-wit:

Lot 119, Southern Pine Subdivision, situated in Section 3, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 21, Pages 43-46, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS: Lot 119, Southern Pine Subdivision in S3, T1S, R7W

Further consideration for the above-described property is given the assumption by the Grantee of that certain Deed of Trust given by John Franklin Joyner and Carla Renee Joyner, Grantors, for the benefit of Community Bank or its successors secured by a Deed of Trust executed on the 13th day of December, 2001, being filed for record in the Office of the Chancery Court Clerk of DeSoto County, Mississippi on the 19th day of December, 2001 at 1:03 p.m. recorded in Deed of Trust Book 1431, Page 0080 of the Office of the Chancery Court Clerk.

Further, an Assignment of Deed of Trust was prepared wherein Community Bank-DeSoto County assigned the Deed of Trust in Book 1431, page 80 to Trustmark National Bank executed on the 13th day of December, 2001 and recorded on the 11th day of January, 2002 at 9:50 a.m. in Deed of Trust Book 1443, page 0690 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Grantors hereby set over and assign without charge or fee, unto Grantee any and all escrow funds held by Trustmark National Bank, and/or its assigns, in connection with the above-described property.

The Grantee herein is to assume without recourse to the Grantor, Carla Renee (Carter) Joyner, the entire indebtedness existing thereon at the time of the conveyance.

The warranty in this Deed is subject to subdivision restrictions, building lines; health department, zoning and other regulations in effect in the City of Southaven, DeSoto County, Mississippi, rights of way and easements for public roads, flowage, and utilities.

Taxes for the year 2012 shall be assumed by the Grantee.

Witness our signatures this the 2nd day of January, 2013.

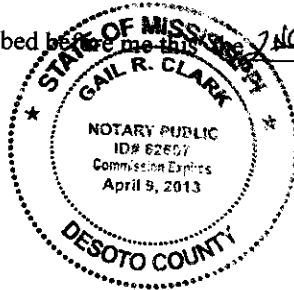
John Franklin Joyner
John Franklin Joyner, Grantor
Carla Renee (Carter) Joyner
Carla Renee (Carter) Joyner, Grantor

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named John Franklin Joyner, Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this 2nd day of January, 2013.



Gail R. Clark
Notary Public

(SEAL)

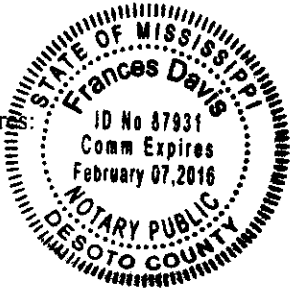
My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Carla Renee (Carter) Joyner, Grantor, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 27 day of December, 2012.



Frances Davis
Notary Public

(SEAL)

My Commission Expires:

No title work done and none requested